

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>04/08/2017</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>27/07/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Tony Young			2017/3341/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
24 South Hill Park LONDON NW3 2SB			Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Replacement of rear timber bay window at lower ground floor level with aluminium folding doors within enlarged opening and wider structure.				
<b>Recommendation(s):</b>		Refuse planning permission		
<b>Application Type(s):</b>		Householder Application		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>0</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses from local residents</b>	<p>Site notice was displayed from 05/07/2017 to 26/07/2017</p> <p>Press notice was published on 06/07/2017 and expired 27/07/2017</p>					
<b>CAAC/Local groups comments</b>	<p>The Hampstead Conservation Area Advisory Committee objected to the proposals as follows:</p> <ol style="list-style-type: none"> <li>1. <i>“Harm to the building's architectural integrity (i.e. a low quality addition)”</i></li> <li>2. <i>“Proposed aluminium windows should be timber as required in Conservation Areas”</i></li> <li>3. <i>“Regret the removal of an original bay which must be contrary to the intentions of the Conservation Area’s Statement.”</i></li> </ol>					

## Site Description

The application site building comprises a 3-storey (with lower ground/basement) dwelling house located on the western side of South Hill Park, close to junctions with Park End and Parliament Hill to the south. The property is end-of-terrace within a group of 4 buildings (nos. 24-30).

Land levels at the site fall from east to west, meaning the garden area is set at a lower level than the front elevation and thus the basement floor provides level access into the rear amenity space. Though the property can be viewed obliquely from the nearby Hampstead Heath, it is acknowledged that the ground floor rear of the application site building is not visible from public views.

Although not listed, the host property is located within South Hill Park Estate Conservation Area and has been identified as making a positive contribution within the conservation area (South Hill Park Estate Conservation Area Statement (adopted January 2001)).

## Relevant History

PWX0302037 - The erection of a single storey rear conservatory extension, together with the erection of a rooftop studio extension to provide additional habitable accommodation for the existing dwelling house. Planning permission granted 08/04/2003

Other sites:

### **No. 18 South Hill Park**

2011/1469/P - Erection of a single storey rear extension at ground floor level and replacement doors at 1st floor level to existing dwelling house (Class C3). Certificate of lawfulness granted 20/05/2011

2010/6283/P - Erection of a single storey rear extension to a dwelling house (Class C3). Planning permission refused 20/01/2011 on grounds of harm the character and appearance of the host building, the terrace of which it forms a part, and the conservation area by reason of its incongruous design and excessive size and bulk; and due to loss of outlook and an increased sense of enclosure to the neighbouring property by virtue of its height and depth.

2010/2581/P - Erection of a single storey rear extension to existing dwelling house (Class C3). Application for planning permission withdrawn by applicant 08/07/2010 following Council concerns with regard to loss of homogenous architectural appearance and a regular symmetrical composition, and overwhelmingly visually dominance of proposals in terms of height, width and depth.

**No. 20 South Hill Park**

P9601997 - Erection of a metal stair case to the rear of the property. Planning permission granted 06/09/1996

9400906 & 9460097 - The erection of a full width single storey rear extension to existing basement flat together with alterations to a window at lower ground floor level on the front elevation. Planning permission & conservation area consent granted 15/09/1994

D8/2/5/18112 - Erection of a single storey extension at the rear of the ground floor, together with the construction of an access staircase to the first floor. Planning permission granted 11/03/1974

**No. 26 South Hill Park**

2015/3192/P - Installation of balcony and spiral staircase at rear ground floor. Installation of timber framed double doors and windows at rear ground floor. Planning permission granted 14/07/2015

**No. 28 South Hill Park**

8703093 - Alterations to the rear elevation to enlarge the existing terrace at first floor level insertion of patio doors the enlargement of a window at the side and alterations to boundary walls. Planning permission granted 25/02/1988

CTP/E8/2/20/35422 - The erection of a conservatory at the rear of the basement flat. Planning permission granted 07/03/1983

**No. 30 South Hill Park**

2010/0987/P - Conversion of a 1 x three bedroom maisonette and bedsit at the lower ground and ground floor level into 1 x three bedroom residential flat (C3 Use Class) and erection of single storey rear extension at lower ground floor extension with roof terrace and staircase. Planning permission granted 30/04/2010

2009/5954/P – Conversion of a residential flat and bedsit at the lower ground and ground floor level into one residential flat (C3 Use Class) and erection of part single part two storey rear extension and installation of upper ground floor rear roof terrace. Application for planning permission withdrawn by applicant 26/02/2010. No reason(s) available on record.

19302(R1) - The erection, at the rear, of an external staircase for use as a means of escape in case of fire. Planning permission refused 29/11/1974 on the grounds that it would detract from the character of the building and visual amenity of the Hampstead Heath and area generally.

## Relevant policies

### National Planning Policy Framework 2012

### The London Plan March 2016

### Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

### Camden Planning Guidance

CPG1 (Design) 2015 – chapters 2 (Design excellence), 3 (Heritage), and 4 (Extensions, alterations and conservatories)

CPG6 (Amenity) 2013 - chapters 6 (Daylight and sunlight) and 7 (Overlooking, privacy and outlook)

### South Hill Park Estate Conservation Area Statement (adopted January 2001)

### Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

## Assessment

### Proposal

1. The replacement of existing rear timber bay windows and door at lower ground floor level with aluminium folding doors within an enlarged opening and wider structure. The proposed extension would replace the form of the projecting bay with a rectangular addition measuring approximately 3.5m in height, 0.9m in depth, and 3.4m in width.

### Assessment

2. The principal considerations material to the determination of this application are:
  - a) the design and impact of the proposal on the character and appearance of the South Hill Park Estate conservation area;
  - b) impact of the proposal on neighbouring amenity; and

### Design and appearance

3. Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates into its surroundings. It advises that “*all developments, including alterations and extensions to existing buildings, to be of the highest standard of design*”, and expects all development to specifically consider:
  - character, setting, context and the form and scale of neighbouring buildings;
  - the character and proportions of the existing building, where alterations and extensions are proposed;
  - the prevailing pattern, density and scale of surrounding development;
  - the impact on existing rhythms, symmetries and uniformities in the townscape;
  - the composition of elevations.
4. Local Plan Policy D2 (Heritage) also states that the Council will only permit development within conservation areas that “*preserves or, where possible, enhances the character or appearance*

*of the area.*” The South Hill Park Estate Conservation Area Statement adopted in 2001 supports this when stating that its designation as a conservation area provides the basis for policies designed to “*preserve or enhance the special interest of such an area,*” and more specifically that “*extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.*”

5. At the rear, the host building has an existing outrigger which extends for part of the width of the property, the remaining part of the rear elevation having an original bay window rising to 3-storeys which is in keeping with the integrity of the parent building and a characteristic feature of the wider terrace (nos. 24-30). The adjacent terrace to the south (nos. 16-22) is also characterised by original bay windows but these differ in so far as they rise to 2-storeys only. It is considered that the proposals would alter the distinctive and original form of the host property through the replacement of part of the bay at lower ground floor level with a wider rectangular structure. Furthermore, while the rear of the terrace is not widely visible, the proposals would nevertheless introduce an incongruous addition when read alongside the vertical building lines that include characteristically tall bay windows positioned alongside lower outriggers within the rear of the terrace.
6. Camden Planning Guidance (CPG1 – Design) asserts that “*rear extensions should be designed to respect and preserve existing architectural features, such as projecting bays.*” In this regard, the proposed extension is not designed to respect nor preserve the form of the projecting bay, and is considered to be inharmonious and an inappropriate addition, out of keeping with the relatively uniform architectural appearance and character of the buildings and wider rear terrace. This is contrary to the policies stated above and does not accord with guidance provided within the South Hill Park Estate Conservation Area Statement, and is considered to be particularly harmful within the context of a terrace of buildings identified as positive contributors within the South Hill Park Estate Conservation Area. The neighbouring Hampstead Conservation Area Advisory Committee objected on similar grounds (see above).
7. It is acknowledged that there are some exceptions to unaltered bays within the terraces at the rear. These being at no. 18 (single storey rear extension) which benefited from permitted development regulations in 2011 following a number of refused applications for planning permission; at no. 28 (single storey conservatory) which was approved in 1983, a permission that significantly predates current policies and guidance; at no. 28 (installation of balcony and spiral staircase) which was approved in 2015 but which is considered not to alter the characteristic form of the projecting bay; and at no. 30 (single storey rear extension) granted planning permission in 2010 which involved the loss of two bay windows at lower ground floor level, the loss of which was described as unfortunate in the officer’s report (2010/0987/P). As such, these instances are not considered to serve as precedents for the current proposals nor for any further erosion of a distinctive feature integral to the character and appearance at the rear of these terraces and which still remain substantially unaltered.
8. The proposed development would also involve the loss of 2 timber windows within the bay and the replacement of an existing rear timber door at lower ground floor level with aluminium folding doors. Local Plan Policy D1 (Design) states that “*Alterations and extensions should be carried out in materials that match the original or neighbouring buildings.*” Notwithstanding that the proposed loss of 2 windows and the creation of a larger opening to accommodate wider doors is considered to be inappropriate by virtue of the proposed alteration in form and loss of part of the projecting bay itself, it is also considered that the use of powder coated aluminium rather than the characteristic timber material present in the host building and wider terrace is inappropriate. The applicant has expressed a willingness to consider altering the material for the proposed door to timber, though no revised details or drawings have been received that confirm this change.

9. It is noted that the original bay window at lower ground floor level has been replaced by the existing timber door which provides access to the garden. This would appear to be an unauthorised alteration. The applicant has confirmed this to be a recent change prior to the purchase of the property. This matter is the subject of a separate investigation by the Council.
10. Overall, in terms of form, materials used, as well as, the loss of the projecting bay, the proposal is considered to be inappropriate and would harm the character and appearance of the South Hill Park Estate Conservation Area, contrary to Council policies and guidelines, and would therefore be unacceptable.
11. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park Estate Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

### **Amenity**

12. Local Plan Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents. This is supported by CPG6 (Amenity) that requires the potential impact on the amenity of neighbouring properties to be fully considered.
13. It is not considered that the proposed development would result in any significant loss of amenity for neighbours in terms of privacy, overlooking or sense of enclosure, and as such, the proposals accord with policy A1 and with Camden Planning Guidance.

### **Recommendation**

14. The proposed loss of the bay window and replacement extension, by reason of its form and materials, would fail to respect the relationship between the host building and the neighbouring terrace buildings, disrupting the architectural integrity and rhythm of this part of the terrace, and would be harmful to the character and appearance of the South Hill Park Estate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.